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MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

THURSDAY, FEBRUARY 22, 2018 AT 10:00 AM
COUNCIL CHAMBERS, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Numerical Order
According to Ward

NO. A-8364 (1st WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT # O2017-8991

Common Address: 1831-33 N Colifornia Ave

Applicant: Aldermon Proco Joe Moreno

Change Request: B2-3 Neighborhood Mixed-Use District to B3-1 Community Shopping District

NO. A-8365 (2nd WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT # O2017-8992

Common Address: 1309 W Belden

Applicant: Alderman Brion Hopkins

Change Request: M1-2 Limited Manufacturing District to RS1 Residential Single Unit (Detached House) District

NO. A-8371 (6th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT # O2018-636

Common Address: 6745-6859 South Normal Avenue; 300-458 West 69th Street

Applicant: Aldermon Roderick Sowyer

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District To an Institutional Planned Development

NO. A-8369 (9th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT # O2018-638

Common Address: 418 E 107th St

Applicant: Aldermon Anthony Beale

Change Request: B3-2 Community Shopping District to RS3 Single Unit (Detached House) District

NO. A-8370 (11th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT # O2018-640

Common Address: 730 W 17th Place

Applicant: Aldermon Patrick Thompson

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District To RS1 Residential Single Unit (Detached House) District

NO. A-8366 (13th WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT # O2017-8993

Common Address: 6455-59 S LaCrosse Ave

Applicant: Alderman Marty Quinn

Change Request: RS2 Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

NO. A-8367 (13th WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT # O2017-8994

Common Address: 5924 S Central Ave

Applicant: Alderman Marty Quinn

Change Request: M1-1 Limited Manufacturing/ Business Park District to RS2 Single-Unit (Detached House) District

NO. A-8368 (42nd WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT # O2017-8995

Common Address: 435-51 N Jefferson St

Applicant: Alderman Brendan Reilly

Change Request: DX-7 Dawntawn Mixed Use District to a DS-5 Downtown Service District

NO. A-8372 (43rd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT # O2018-641

Common Address: 333 W Armitage Ave

Applicant: Alderman Michele Smith

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District To B1-2 Neighborhood Shopping District

NO. TAD-567 (43rd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT # O2018-143

Amendment of Municipal Code Section 17-3-0503-D by classifying N Lincoln Ave from W Webster Ave to W Belden Ave as a pedestrian retail street

NO. 19512 (1st WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-658

Common Address: 2537 W Homer St

Applicant: The Joinery LLC

Owner: The Joinery LLC

Attorney: Horlon Powell/ Webster Powell

Change Request: RS3 Single Unit (Detached House) District to C1-1 Neighborhood Commercial District

Purpose: After rezoning the property will be used as an accessory to the adjacent property to the east which is built to the lot for 2533 W. Homer. The building that was existing at the time of purchase is operating as a gallery and event space and the applicant would like to use the subject property as a patio and deck on the north half of the lot (24' x 58'). Enclosed storage and two parking spaces on the south end of the lot. Applicant would also like to construct an aesthetically pleasing visual and sound dampening screen

NO. 19525-T1 (1st WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-680

Common Address: 1722 W Grand Ave

Applicant: 1722 W Grand LLC

Owner: 1722 W Grand LLC

Attorney: Low Offices of Samuel VP Bonks

Change Request: C3-2 Commercial, Manufacturing and Employment District to B1-3 Neighborhood Shopping District

Purpose: The Applicant is seeking a zoning change to permit a new four-story mixed-use building at the subject property. The proposed building will contain retail space at grade and five (5) dwelling units above. Five (5) enclosed parking spaces will be provided onsite. The proposed building will be masonry in construction and measure 45 feet 2 inches in height.

NO. 19496-T1 (2nd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-124

Common Address: 1400 N Paulino St

Applicant: Whittemore Properties LLC

Owner: Whittemore Properties LLC

Attorney: Doniel Lauer

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The applicant intends to rejob the existing two dwelling unit building with a basement. The applicant will be adding a second floor addition to the existing two dwelling unit building. The existing footprint of the building will not change. The building height shall be 25 feet high, as defined by code

NO. 19497-T1 (2nd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-131

Common Address: 1428 N Paulino St.

Applicant: Elise Lauer and Honnah Lauer

Owner: Elise Lauer and Hannah Lauer

Attorney: Doniel Lauer

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The applicant intends to construct a 4-story, Three dwelling unit building with a basement. There will be three (3) parking spaces at the rear of the property, the footprint of the building shall be approximately 19 feet by 57 feet 4 inches in size. The building height shall be 44 feet 10 inches high, as defined by city code.

NO. 19509-T1 (2nd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-654

Common Address: 1460 W Cortez St.

Applicant: 1460 Cortez LLC

Owner: 1460 Cortez LLC

Attorney: Tyler Monic of Schoin, Bonks, Kenny & Schwartz, Ltd

Change Request: B2-2 Neighborhood Mixed Use District to B2-3 Neighborhood Mixed-Use District

Purpose: After rezoning, the building will remain 30 feet tall and will maintain the existing number of 5 dwelling units. 0 parking spaces are provided. There will be no changes to the existing structure of the building.

NO. 19514 (4th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-667

Common Address: 1400 E 47th St

Applicant: Lake Park Shopping Center, Corp

Owner: Lake Park Shopping Center, Corp

Attorney: Law Office of Mark J Kupiec

Change Request: RM5 Residential Multi Unit District to B3-3 Community Shopping District

Purpose: Existing retail shopping center to continue; approximately 22,036 square feet of commercial space; existing parking; existing one-story building; existing height - 19.1 feet - no change proposed.

NO. 19495 (5th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-123

Common Address: 1601-1629 E Midway Plaisance, 5901-6201 S Cornell Dr,
5901-6201 S Stony Island Ave and 1600-1631 E Midway Plaisance

Applicant: The Barak Obama Foundation

Owner: Chicago Park District

Attorney: Carol Stubblefield

Change Request: POS-1 Parks & Open Space District to an Institutional Planned Development

Purpose: The proposed rezoning will allow for the development of the proposed Obama Presidential Center including community center, recreation building, and similar assembly use; community garden, passive open space; cultural exhibits and library and accessory uses related to the principal cultural exhibits and library uses, including, without limitation, research and administration, office, food and beverage retails sale, eating and drinking establishments (including liquor) and general retail sales; special events and entertainment; at-grade, terrace and rooftop outdoor patios; parks and recreation uses; and non-accessory and accessory parking.

NO. 19499-T1 (6th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-158

Common Address: 6900-02 S Vernon Ave/ 421-25 E 69th Street

Applicant: Bobu P LLC- Koy P LLC

Owner: Bobu P LLC- Koy P LLC

Attorney: Frederick Agustin/ Maurides Foley Tobongoy & Turner LLC

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Existing three-story building will remain. The building contains approximately 10,000 square feet. The zoning change will allow the conversion of the two (2) existing commercial/retail spaces at the ground floor into two (2) dwelling units for a total of twelve (12) dwelling units. Currently, there is no existing parking on-site. At least two (2) parking spaces will be located on-site to serve the two (2) additional dwelling units.

NO. 19517 (11th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-667

Common Address: 3149 S Moy St

Applicant: Leobardo Gaono Jr

Owner: Leobardo Goono Jr

Attorney: Law Office of Mork J Kupiec

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To obtain a building permit for a 3rd story addition to the existing 2 dwelling unit residential building Existing 2 car garage to remain; existing 2 DU to remain; no commercial space; 3 story / existing height 30' will remain.

NO. 19502 (12th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-207

Common Address: 3211-3213 S Archer Ave

Applicant: Jimmy Hsu

Owner: Jimmy Hsu

Attorney: Law Offices of Samuel VP Bonks

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new five-story (with partial basement) multi-unit residential building, at the subject site. The existing two-story building will be razed. The proposed new building will contain a total of twenty-four (24) dwelling units, between the basements thru 5th Floors. There will be interior parking for twenty-two (22) vehicles, located at grade level. The proposed new building will be masonry in construction and measure approximately 56 feet-6 inches in height.

NO. 19522 (12th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-673

Common Address: 3403 S Wood St

Applicant: Juan Becerra

Owner: Juan Becerra

Attorney: Rolando Acosta

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant proposes to add a dwelling unit on the second floor of the property for a total of two dwelling units on the property. No parking will be added. The height of the building will remain the same.

NO. 19523 (13th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-677

Common Address: 5742-44 W 63rd St

Applicant: Fender Mender Collision Center, Inc

Owner: Maria Gonzalez

Attorney: James O. Stola

Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District

Purpose: Vehicle Repair Body Shop Business - one story building with all 3,000 sq ft used for business with no residential units.

NO. 19494 (20th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-651

Common Address: 435-445 Marquette Road

Applicant: Greg Herring

Owner: Greg Herring

Attorney: Adella Deacan

Change Request: C1-2 Neighborhood Commercial District to C2-2 Motor Vehicle Related District

Purpose: Owner will use vacant lot area of property to sell used cars and will use vacant single building as office. There will be no structural changes made to any structures on the property

NO. 19504 (25th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-644

Common Address: 1631 S Carpenter St

Applicant: TM-1, Inc.

Owner: TM-1, Inc.

Attorney: Law Offices of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District
To RM4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential building, at the subject site. The existing two-story building will be razed. The proposed new building will contain a total of three (3) dwelling units, with parking for three (3) vehicles, located in a new carport at the rear of the lot, the ingress and egress for which will be located off of the Public Alley. The proposed new building will be masonry in construction and measure approximately 36 feet-11 inches in height.

NO. 19511 (25th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-656

Common Address: 1702 W 19th St

Applicant: Ricardo Clark

Owner: Rosa Arroyo

Attorney: Rolando Acosta

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The front building (approximately 24 feet in height) will be converted from a one residential dwelling unit building to a two residential dwelling unit building. The rear building (approximately 24 feet in height) will be converted from a two-story commercial building with two residential dwelling units. In total there will be four residential dwelling units on the property. There will be no off-street parking or loading. No exterior additions are proposed.

NO. 19515 (25th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-665

Common Address: 246-262 W 22nd Place

Applicant: Chinese Consolidated Benevolent Association of Chicago

Owner: Chinese Consolidated Benevolent Association of Chicago

Attorney: Law Office of Mark J Kupiec

Change Request: Planned Development 1355 to B3-5 Community Shopping District

Purpose: To build an 8-story addition to the existing building with a community center to continue on the first and second floor (approximately 20,000 SF) and a maximum of 89 dwelling units for elderly housing on floors 2nd – 8th ; 24 parking spaces; height 75 feet.

NO. 19520-T1 (27th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-671

Common Address: 710-716 N Rocine Ave

Applicant: Wentworth 50 LLC

Owner: Wentworth 50 LLC

Attorney: Low Office of Mork J Kupiec

Change Request: B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

Purpose: To revise previously approved Type 1 Plans and to build a new 3 story 9 dwelling unit Residential building; 9 parking spaces; no commercial space 3 story, height: 48 feet.

NO. 19498-T1 (28th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-154

Common Address: 2707-09 W Polk St

Applicant: Shreya Singh

Owner: Shreya Singh

Attorney: Potrick Turner

Change Request: M1-2 Limited Manufacturing District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Applicant proposes to build two (2) identical 3 story-3 dwelling unit buildings with 3 parking spaces, with each building being 32 feet 7 inches in height.

NO. 19501 (28th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-174

Common Address: 1220 W Von Buren

Applicant: The Missner Group

Owner: 1220 Van Buren TMG LLC; 18450 Froser LLC

Attorney: Chico & Nunes

Change Request: M1-3 Limited Manufacturing/ Business Park District and B3-5 Community Shopping District to DS-5 Downtown Service District

Purpose: The proposed, renovated building will be approximately 138,400 square feet and the building height with the two-story addition will be approximately 113 feet high. The property will include onsite parking for approximately 25 cars.

NO. 19510 (28th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-655

Common Address: 1220-36 W Jackson Blvd

Applicant: LG Development Group LLC

Owner: Frederick S Baker Trust/ Anna M Baker Trust

Attorney: Michael Ezgur

Change Request: M1-3 Limited Manufacturing/ Business Park District to DX-5
Downtown Mixed Use District and then DX-5 Downtown Mixed Use
District to a Residential Business Planned Development

Purpose: The applicant proposes to demolish the existing commercial building in order to construct a new, ten-story mixed-use residential building with approximately 7652 square feet of ground floor commercial space, 166 residential dwelling units, 32 automobile parking spaces pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance, 166 bicycle parking spaces, and one loading berth. The proposed height of the building will be 125 feet.

NO. 19505-T1 (32nd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-645

Common Address: 1514 W Altgeld Street

Applicant: GER Development Corporation

Owner: GER Development Corporation

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing District to RT4 Residential Two-Flat,
Townhouse and Multi-Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) residential building, at the subject property. The existing two-story (non-conforming) building will be razed. The new proposed building will contain a total of two (2) dwelling units. There will be parking for three (3) vehicles, located in a detached garage, at the rear of the lot. The new proposed building will be masonry in construction and will measure 37 feet-6 inches in height

NO. 19506 (32nd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-646

Common Address: 1653-1739 W Webster and 2075-2189 N Elston Ave

Applicant: Triangle Square LLC

Owner: Elston Ave Real Estate Co. LLC and Elston Land LLC c/a Newsweb Corporation

Attorney: Jahn George/ Chris Leach

Change Request: M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District and C2-3 Motor Vehicle Related Commercial District to a Residential Business Planned Development

Purpose: Sub-Area A improvements consist of a 7-story 88 foot tall mixed use building containing 300 dwelling units on 6 floors and 49,000 sf of retail space on the ground floor, 220 accessory parking spaces, and 159 bicycle spaces; Sub-Area B improvements consist of a 2-story 40 foot tall building with 12,000 sf of retail space on the ground floor and 12,000 sf of office space on the second floor and 10 accessory parking spaces; Sub-Area C improvements consist of 7-story 88 foot tall residential building containing 66 dwelling units, 67 accessory parking spaces and 67 bicycle spaces.

NO. 19493-T1 (32nd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-649

Common Address: 1246 W George St

Applicant: 1246 W George St, LLC

Owner: 1246 W George St, LLC

Attorney: Thomas Moore

Change Request: M1-2 Limited Manufacturing District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Applicant seeks to convert from commercial to a single family home and renovate and construct a new 3rd floor addition to an existing 2 story building for a total building height of 38 feet with garage

NO. 19492 (32nd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-648

Common Address: 2025 W George St

Applicant: Jahn Pikarski

Owner: John Pikorski

Attorney: Gardan & Pirkarski

Change Request: RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

Purpose: The property will be used as one residential dwelling unit provide one parking space provide no commercial space and reach a height of 35 feet.

NO. 19503-T1 (33rd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-200

Common Address: 3046-48 N California

Applicant: 3046 Colifornio LLC

Owner: Dolores Wilber

Attorney: Low Offices of Samuel VP Bonks

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change to permit a new three-story residential building at the subject property. The proposed building will contain six (6) dwelling units. Onsite parking for six (6) cars will be located at the rear of the subject lot. The proposed building will be masonry in construction and measure 37 feet 10 inches in height.

NO. 19507 (33rd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-387

Common Address: 2801-63 W Addison; 3400-3558 N Colifornio; 2800-2964 W Roscoe;
3421-25 N Elston; 3419-25 N Whipple

Applicant: Commonwealth Edison Company

Owner: Commonwealth Edison Company

Attorney: John George/ Chris Leoch

Change Request: M1-1 Limited Manufacturing/ Business Park District and M2-2 Light Industry District to M2-2 Light Industry District and M2-2 Light Industry District to a Business Planned Development

Purpose: To redevelop the property with a 3-story 68 foot tall office building containing 120,000 sf, a 44 foot tall warehouse containing 150,000 sf, ComEd vehicle parking structure, employee parking structure, storage, interim surface parking, freestanding (towers) wireless communications facilities and future utility infrastructure.

NO. 19518 (36th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-668

Common Address: 3221-23 North Nogle Ave

Applicant: Michol Kowolczyk

Owner: Michal Kowolczyk

Attorney: Law Office of Mark J Kupiec

Change Request: RS2 Single-Unit (Detached House) District to RS3 Single Unit (Detached House) District

Purpose: To divide an improved zoning lot into 2 lots with the existing single family home to remain at 3223 N. Nogle (3,116.75 square feet of lot area), and to build a new single family home at 3221 N. Nogle (3,116.75 square feet of lot area). Each single family home will have 2 parking spaces; the new single family home to be built will be 2-story with 30ft. height.

NO. 19524 (36th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-679

Common Address: 2200 N Mango Ave

Applicant: Albert Zauchua

Owner: Albert Zouchua

Attorney: Louis Weinstock

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Legalize and renovate a 549 square foot, one story frame addition to an existing 2,175 square foot, two story brick residential building with two parking spaces and an attic. Also to convert from two dwelling units to three units, with no change to the existing building height of 24 feet and 8 inches.

NO. 19519-T1 (38th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-669

Common Address: 5540 W Montrose Ave

Applicant: GDN Properties Inc, an IL corporation

Owner: GDN Properties Inc, an IL corporation

Attorney: Law Office of Mark J Kupiec

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: To demolish the existing building and to divide the property into 2 zoning lots and build a new 3 story, 6 dwelling unit residential building with 6 parking spaces on each resulting lot (total of 12 dwelling units at the property); no commercial space; max. Height 34 feet 3 inches.

NO. 19491 (39th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-647

Common Address: 6128-52 N Pulaski, 6200 N Pulaski

Applicant: Pulaski-Cicero LLC

Owner: Pulaski-Cicero LLC

Attorney: Mary Grieb/ Shiller Preyer Law Office

Change Request: B1-1 Neighborhood Shopping District to C2-2 Motor Vehicle Related District

Purpose: The Applicant proposes to construct an automatic car wash building, which will be approximately 3,800 square feet. There will be 16 parking spaces. The building height will be 17 feet for 120 feet of its length and 33 feet for the remaining 20 feet.

NO. 19508 (39th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-549

Common Address: 4601-4715 W Foster Ave

Applicant: Foster Edens LLC

Owner: SAI Foster LLC

Attorney: DLA Piper

Change Request: M1-1 Limited Manufacturing/ Business Park District To B3-1 Community Shopping District and B3-1 Community Shopping District to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the M1-1 Limited Manufacturing/Business Park District to the B3-1 Community Shopping District to permit the construction of a two-level retail shopping center containing approximately 145,582 square feet of retail and commercial space, 537 parking spaces and accessory uses.

NO. 19513 (40th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-659

Common Address: 1900 W Foster Ave; 5206 N Wolcott Ave

Applicant: Foster Wolcott Commons Condominium Association

Owner: Foster Wolcott Commons Condominium Association

Attorney: Lawrence Lusk

Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: 9 residential dwelling units (four residential units on the first floor and five residential units on the second floor). One commercial space of approximately 806 square feet on the first floor and one existing parking space

NO. 19516-T1 (47th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-666

Common Address: 1811 W Cornelio Ave

Applicant: Clear Irons Holdings LLC

Owner: Clear Irons Holdings LLC

Attorney: Low Office of Mark J Kupiec

Change Request: M1-2 Limited Manufacturing District to C1-2 Neighborhood Commercial District

Purpose: To build a second and third story addition to the existing building and to convert the property into a mixed use with the existing commercial unit on the ground floor to remain (approximately 2,900 square feet of commercial space) and one dwelling unit on the upper floors; 1 parking space (TSL location allows reduction of up to 100% of the required parking for residential uses); 3 story, height: 35 feet.

NO. 19500 (49th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-165

Common Address: 1615-1643 West Howard Street

Applicant: CIG Howard Commercial; Howard Theater Limited Partnership; and Howard RD, LLC

Owner: CIG Howard Commercial; Howard Theater Limited Partnership; and Howard RD, LLC

Attorney: Danielle Cassel, Vedder Price PC

Change Request: B1-3 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: The property is currently improved with surface parking (67 spaces) and a three-story building (approximately 52' in height) that has 40 residential units on the second and third floors, with approximately 14,500 square feet of commercial/retail space at ground level. No physical alterations to the property are planned at this time other than minor alterations of existing commercial space for a new General Restaurant.

NO. 19521 (50th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-672

Common Address: 2727-33 W Forwell Ave

Applicant: Sam Trochtman

Owner: Akiva Katz

Attorney: Poul Kolpok

Change Request: RS2 Single-Unit (Detached House) District to RS3 Single Unit (Detached House) District

Purpose: To divide the existing 66 foot 8 inch lot into two 33 foot 4 inch lots. Additionally, the applicant has plans to rehab the single family home located on the resulting west lot and construct a new single family home on the resulting east lot. The height will be 29 feet 5 inches. There will be 2 car garage per building.